

# HOME Investment Partnerships Program

## Comparison of Census and R.S. Means Co. Data

**TENNESSEE**

**TN**

<b>Factor 1: Renter Poverty Households 1990</b>	<b>168,711</b>
<b>Factor 1: Renter Poverty Households 2000</b>	<b>179,660</b>
<b>Factor 1: Vacancy Rate 1990</b>	<b>9.7</b>
<b>Factor 1: Vacancy Rate 2000</b>	<b>9</b>
<b>Factors 2 &amp; 4: Rental Housing with Problems 1990</b>	<b>204,442</b>
<b>Factors 2 &amp; 4: Rental Housing with Problems 2000</b>	<b>247,112</b>
<b>Factor 4: Construction Cost Index 2001</b>	<b>82</b>
<b>Factor 4: Construction Cost Index 2002</b>	<b>81</b>
<b>Factor 3: Poverty Families Renting Pre-1950 Units 1990</b>	<b>18,182</b>
<b>Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number</b>	<b>30,728</b>
<b>Factor 5: Poverty Families 1990</b>	<b>168,182</b>
<b>Factor 5: Poverty Families 2000</b>	<b>160,717</b>
<b>Factor 6: Population 1990</b>	<b>4,877,185</b>
<b>Factor 6: Population 2000</b>	<b>5,689,283</b>
<b>Factor 6: Per Capita Income 1990</b>	<b>\$12,255</b>
<b>Factor 6: Per Capita Income 2000</b>	<b>\$19,393</b>

**Corrected and Revised on November 25, 2002**

# HOME Investment Partnerships Program

## Comparison of Census and R.S. Means Co. Data

**BRISTOL**

**TN**

<b>Factor 1: Renter Poverty Households 1990</b>	<b>814</b>
<b>Factor 1: Renter Poverty Households 2000</b>	<b>0</b>
<b>Factor 1: Vacancy Rate 1990</b>	<b>6.6</b>
<b>Factor 1: Vacancy Rate 2000</b>	<b>0</b>
<b>Factors 2 &amp; 4: Rental Housing with Problems 1990</b>	<b>1,125</b>
<b>Factors 2 &amp; 4: Rental Housing with Problems 2000</b>	<b>0</b>
<b>Factor 4: Construction Cost Index 2001</b>	<b>80</b>
<b>Factor 4: Construction Cost Index 2002</b>	<b>0</b>
<b>Factor 3: Poverty Families Renting Pre-1950 Units 1990</b>	<b>95</b>
<b>Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number</b>	<b>0</b>
<b>Factor 5: Poverty Families 1990</b>	<b>584</b>
<b>Factor 5: Poverty Families 2000</b>	<b>0</b>
<b>Factor 6: Population 1990</b>	<b>23,662</b>
<b>Factor 6: Population 2000</b>	<b>0</b>
<b>Factor 6: Per Capita Income 1990</b>	<b>\$13,877</b>
<b>Factor 6: Per Capita Income 2000</b>	<b>\$0</b>

**Corrected and Revised on November 25, 2002**

# HOME Investment Partnerships Program

## Comparison of Census and R.S. Means Co. Data

**CHATTANOOGA**

**TN**

<b>Factor 1: Renter Poverty Households 1990</b>	<b>8,285</b>
<b>Factor 1: Renter Poverty Households 2000</b>	<b>8,382</b>
<b>Factor 1: Vacancy Rate 1990</b>	<b>13.6</b>
<b>Factor 1: Vacancy Rate 2000</b>	<b>8.8</b>
<b>Factors 2 &amp; 4: Rental Housing with Problems 1990</b>	<b>10,539</b>
<b>Factors 2 &amp; 4: Rental Housing with Problems 2000</b>	<b>11,549</b>
<b>Factor 4: Construction Cost Index 2001</b>	<b>82</b>
<b>Factor 4: Construction Cost Index 2002</b>	<b>82</b>
<b>Factor 3: Poverty Families Renting Pre-1950 Units 1990</b>	<b>1,683</b>
<b>Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number</b>	<b>2,157</b>
<b>Factor 5: Poverty Families 1990</b>	<b>5,818</b>
<b>Factor 5: Poverty Families 2000</b>	<b>5,578</b>
<b>Factor 6: Population 1990</b>	<b>152,469</b>
<b>Factor 6: Population 2000</b>	<b>155,554</b>
<b>Factor 6: Per Capita Income 1990</b>	<b>\$12,339</b>
<b>Factor 6: Per Capita Income 2000</b>	<b>\$19,689</b>

**Corrected and Revised on November 25, 2002**

# HOME Investment Partnerships Program

## Comparison of Census and R.S. Means Co. Data

**CLARKSVILLE**

**TN**

<b>Factor 1: Renter Poverty Households 1990</b>	<b>2,374</b>
<b>Factor 1: Renter Poverty Households 2000</b>	<b>2,680</b>
<b>Factor 1: Vacancy Rate 1990</b>	<b>9.7</b>
<b>Factor 1: Vacancy Rate 2000</b>	<b>8.2</b>
<b>Factors 2 &amp; 4: Rental Housing with Problems 1990</b>	<b>4,037</b>
<b>Factors 2 &amp; 4: Rental Housing with Problems 2000</b>	<b>5,492</b>
<b>Factor 4: Construction Cost Index 2001</b>	<b>86</b>
<b>Factor 4: Construction Cost Index 2002</b>	<b>86</b>
<b>Factor 3: Poverty Families Renting Pre-1950 Units 1990</b>	<b>252</b>
<b>Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number</b>	<b>299</b>
<b>Factor 5: Poverty Families 1990</b>	<b>2,172</b>
<b>Factor 5: Poverty Families 2000</b>	<b>2,281</b>
<b>Factor 6: Population 1990</b>	<b>75,601</b>
<b>Factor 6: Population 2000</b>	<b>103,455</b>
<b>Factor 6: Per Capita Income 1990</b>	<b>\$11,245</b>
<b>Factor 6: Per Capita Income 2000</b>	<b>\$16,686</b>

**Corrected and Revised on November 25, 2002**

# HOME Investment Partnerships Program

## Comparison of Census and R.S. Means Co. Data

**JACKSON**

**TN**

<b>Factor 1: Renter Poverty Households 1990</b>	<b>2,956</b>
<b>Factor 1: Renter Poverty Households 2000</b>	<b>3,157</b>
<b>Factor 1: Vacancy Rate 1990</b>	<b>10</b>
<b>Factor 1: Vacancy Rate 2000</b>	<b>10.4</b>
<b>Factors 2 &amp; 4: Rental Housing with Problems 1990</b>	<b>2,872</b>
<b>Factors 2 &amp; 4: Rental Housing with Problems 2000</b>	<b>4,099</b>
<b>Factor 4: Construction Cost Index 2001</b>	<b>68</b>
<b>Factor 4: Construction Cost Index 2002</b>	<b>68</b>
<b>Factor 3: Poverty Families Renting Pre-1950 Units 1990</b>	<b>415</b>
<b>Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number</b>	<b>750</b>
<b>Factor 5: Poverty Families 1990</b>	<b>2,327</b>
<b>Factor 5: Poverty Families 2000</b>	<b>2,123</b>
<b>Factor 6: Population 1990</b>	<b>48,949</b>
<b>Factor 6: Population 2000</b>	<b>59,643</b>
<b>Factor 6: Per Capita Income 1990</b>	<b>\$11,268</b>
<b>Factor 6: Per Capita Income 2000</b>	<b>\$18,495</b>

**Corrected and Revised on November 25, 2002**

# HOME Investment Partnerships Program

## Comparison of Census and R.S. Means Co. Data

**JOHNSON CITY**

**TN**

<b>Factor 1: Renter Poverty Households 1990</b>	<b>2,754</b>
<b>Factor 1: Renter Poverty Households 2000</b>	<b>0</b>
<b>Factor 1: Vacancy Rate 1990</b>	<b>7.4</b>
<b>Factor 1: Vacancy Rate 2000</b>	<b>0</b>
<b>Factors 2 &amp; 4: Rental Housing with Problems 1990</b>	<b>3,081</b>
<b>Factors 2 &amp; 4: Rental Housing with Problems 2000</b>	<b>0</b>
<b>Factor 4: Construction Cost Index 2001</b>	<b>80</b>
<b>Factor 4: Construction Cost Index 2002</b>	<b>0</b>
<b>Factor 3: Poverty Families Renting Pre-1950 Units 1990</b>	<b>256</b>
<b>Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number</b>	<b>0</b>
<b>Factor 5: Poverty Families 1990</b>	<b>1,482</b>
<b>Factor 5: Poverty Families 2000</b>	<b>0</b>
<b>Factor 6: Population 1990</b>	<b>49,421</b>
<b>Factor 6: Population 2000</b>	<b>0</b>
<b>Factor 6: Per Capita Income 1990</b>	<b>\$13,020</b>
<b>Factor 6: Per Capita Income 2000</b>	<b>\$0</b>

**Corrected and Revised on November 25, 2002**

# HOME Investment Partnerships Program

## Comparison of Census and R.S. Means Co. Data

**KINGSPORT**

**TN**

<b>Factor 1: Renter Poverty Households 1990</b>	<b>2,014</b>
<b>Factor 1: Renter Poverty Households 2000</b>	<b>0</b>
<b>Factor 1: Vacancy Rate 1990</b>	<b>7.1</b>
<b>Factor 1: Vacancy Rate 2000</b>	<b>0</b>
<b>Factors 2 &amp; 4: Rental Housing with Problems 1990</b>	<b>1,907</b>
<b>Factors 2 &amp; 4: Rental Housing with Problems 2000</b>	<b>0</b>
<b>Factor 4: Construction Cost Index 2001</b>	<b>80</b>
<b>Factor 4: Construction Cost Index 2002</b>	<b>0</b>
<b>Factor 3: Poverty Families Renting Pre-1950 Units 1990</b>	<b>310</b>
<b>Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number</b>	<b>0</b>
<b>Factor 5: Poverty Families 1990</b>	<b>1,590</b>
<b>Factor 5: Poverty Families 2000</b>	<b>0</b>
<b>Factor 6: Population 1990</b>	<b>37,144</b>
<b>Factor 6: Population 2000</b>	<b>0</b>
<b>Factor 6: Per Capita Income 1990</b>	<b>\$13,705</b>
<b>Factor 6: Per Capita Income 2000</b>	<b>\$0</b>

**Corrected and Revised on November 25, 2002**

# HOME Investment Partnerships Program

## Comparison of Census and R.S. Means Co. Data

**KNOXVILLE**

**TN**

<b>Factor 1: Renter Poverty Households 1990</b>	<b>11,562</b>
<b>Factor 1: Renter Poverty Households 2000</b>	<b>13,100</b>
<b>Factor 1: Vacancy Rate 1990</b>	<b>8.4</b>
<b>Factor 1: Vacancy Rate 2000</b>	<b>10.5</b>
<b>Factors 2 &amp; 4: Rental Housing with Problems 1990</b>	<b>13,629</b>
<b>Factors 2 &amp; 4: Rental Housing with Problems 2000</b>	<b>15,119</b>
<b>Factor 4: Construction Cost Index 2001</b>	<b>80</b>
<b>Factor 4: Construction Cost Index 2002</b>	<b>80</b>
<b>Factor 3: Poverty Families Renting Pre-1950 Units 1990</b>	<b>1,266</b>
<b>Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number</b>	<b>2,355</b>
<b>Factor 5: Poverty Families 1990</b>	<b>6,319</b>
<b>Factor 5: Poverty Families 2000</b>	<b>5,805</b>
<b>Factor 6: Population 1990</b>	<b>166,089</b>
<b>Factor 6: Population 2000</b>	<b>173,890</b>
<b>Factor 6: Per Capita Income 1990</b>	<b>\$12,124</b>
<b>Factor 6: Per Capita Income 2000</b>	<b>\$18,171</b>

**Corrected and Revised on November 25, 2002**



# HOME Investment Partnerships Program

## Comparison of Census and R.S. Means Co. Data

**MEMPHIS**

**TN**

<b>Factor 1: Renter Poverty Households 1990</b>	<b>34,078</b>
<b>Factor 1: Renter Poverty Households 2000</b>	<b>32,293</b>
<b>Factor 1: Vacancy Rate 1990</b>	<b>9.6</b>
<b>Factor 1: Vacancy Rate 2000</b>	<b>8.9</b>
<b>Factors 2 &amp; 4: Rental Housing with Problems 1990</b>	<b>45,035</b>
<b>Factors 2 &amp; 4: Rental Housing with Problems 2000</b>	<b>49,348</b>
<b>Factor 4: Construction Cost Index 2001</b>	<b>86</b>
<b>Factor 4: Construction Cost Index 2002</b>	<b>84</b>
<b>Factor 3: Poverty Families Renting Pre-1950 Units 1990</b>	<b>5,049</b>
<b>Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number</b>	<b>6,121</b>
<b>Factor 5: Poverty Families 1990</b>	<b>28,964</b>
<b>Factor 5: Poverty Families 2000</b>	<b>27,562</b>
<b>Factor 6: Population 1990</b>	<b>613,445</b>
<b>Factor 6: Population 2000</b>	<b>650,100</b>
<b>Factor 6: Per Capita Income 1990</b>	<b>\$11,736</b>
<b>Factor 6: Per Capita Income 2000</b>	<b>\$17,838</b>

**Corrected and Revised on November 25, 2002**

# HOME Investment Partnerships Program

## Comparison of Census and R.S. Means Co. Data

**MURFREESBORO**

**TN**

<b>Factor 1: Renter Poverty Households 1990</b>	<b>2,339</b>
<b>Factor 1: Renter Poverty Households 2000</b>	<b>3,509</b>
<b>Factor 1: Vacancy Rate 1990</b>	<b>9.9</b>
<b>Factor 1: Vacancy Rate 2000</b>	<b>9.7</b>
<b>Factors 2 &amp; 4: Rental Housing with Problems 1990</b>	<b>3,706</b>
<b>Factors 2 &amp; 4: Rental Housing with Problems 2000</b>	<b>5,914</b>
<b>Factor 4: Construction Cost Index 2001</b>	<b>86</b>
<b>Factor 4: Construction Cost Index 2002</b>	<b>86</b>
<b>Factor 3: Poverty Families Renting Pre-1950 Units 1990</b>	<b>127</b>
<b>Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number</b>	<b>202</b>
<b>Factor 5: Poverty Families 1990</b>	<b>1,037</b>
<b>Factor 5: Poverty Families 2000</b>	<b>1,309</b>
<b>Factor 6: Population 1990</b>	<b>44,922</b>
<b>Factor 6: Population 2000</b>	<b>68,816</b>
<b>Factor 6: Per Capita Income 1990</b>	<b>\$12,983</b>
<b>Factor 6: Per Capita Income 2000</b>	<b>\$20,219</b>

**Corrected and Revised on November 25, 2002**

# HOME Investment Partnerships Program

## Comparison of Census and R.S. Means Co. Data

**NASHVILLE-DAVIDSON**

**TN**

<b>Factor 1: Renter Poverty Households 1990</b>	<b>20,086</b>
<b>Factor 1: Renter Poverty Households 2000</b>	<b>21,917</b>
<b>Factor 1: Vacancy Rate 1990</b>	<b>12</b>
<b>Factor 1: Vacancy Rate 2000</b>	<b>6.8</b>
<b>Factors 2 &amp; 4: Rental Housing with Problems 1990</b>	<b>34,394</b>
<b>Factors 2 &amp; 4: Rental Housing with Problems 2000</b>	<b>40,809</b>
<b>Factor 4: Construction Cost Index 2001</b>	<b>86</b>
<b>Factor 4: Construction Cost Index 2002</b>	<b>86</b>
<b>Factor 3: Poverty Families Renting Pre-1950 Units 1990</b>	<b>1,969</b>
<b>Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number</b>	<b>3,334</b>
<b>Factor 5: Poverty Families 1990</b>	<b>13,244</b>
<b>Factor 5: Poverty Families 2000</b>	<b>13,914</b>
<b>Factor 6: Population 1990</b>	<b>510,784</b>
<b>Factor 6: Population 2000</b>	<b>569,891</b>
<b>Factor 6: Per Capita Income 1990</b>	<b>\$15,195</b>
<b>Factor 6: Per Capita Income 2000</b>	<b>\$23,069</b>

**Corrected and Revised on November 25, 2002**

# HOME Investment Partnerships Program

## Comparison of Census and R.S. Means Co. Data

**OAK RIDGE**

**TN**

<b>Factor 1: Renter Poverty Households 1990</b>	<b>935</b>
<b>Factor 1: Renter Poverty Households 2000</b>	<b>901</b>
<b>Factor 1: Vacancy Rate 1990</b>	<b>13.2</b>
<b>Factor 1: Vacancy Rate 2000</b>	<b>18.3</b>
<b>Factors 2 &amp; 4: Rental Housing with Problems 1990</b>	<b>1,326</b>
<b>Factors 2 &amp; 4: Rental Housing with Problems 2000</b>	<b>1,474</b>
<b>Factor 4: Construction Cost Index 2001</b>	<b>80</b>
<b>Factor 4: Construction Cost Index 2002</b>	<b>80</b>
<b>Factor 3: Poverty Families Renting Pre-1950 Units 1990</b>	<b>245</b>
<b>Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number</b>	<b>424</b>
<b>Factor 5: Poverty Families 1990</b>	<b>568</b>
<b>Factor 5: Poverty Families 2000</b>	<b>619</b>
<b>Factor 6: Population 1990</b>	<b>27,310</b>
<b>Factor 6: Population 2000</b>	<b>27,387</b>
<b>Factor 6: Per Capita Income 1990</b>	<b>\$17,661</b>
<b>Factor 6: Per Capita Income 2000</b>	<b>\$24,793</b>

**Corrected and Revised on November 25, 2002**

# HOME Investment Partnerships Program

## Comparison of Census and R.S. Means Co. Data

**KNOX COUNTY**

**TN**

<b>Factor 1: Renter Poverty Households 1990</b>	<b>2,314</b>
<b>Factor 1: Renter Poverty Households 2000</b>	<b>2,406</b>
<b>Factor 1: Vacancy Rate 1990</b>	<b>8</b>
<b>Factor 1: Vacancy Rate 2000</b>	<b>9.1</b>
<b>Factors 2 &amp; 4: Rental Housing with Problems 1990</b>	<b>3,330</b>
<b>Factors 2 &amp; 4: Rental Housing with Problems 2000</b>	<b>4,233</b>
<b>Factor 4: Construction Cost Index 2001</b>	<b>80</b>
<b>Factor 4: Construction Cost Index 2002</b>	<b>80</b>
<b>Factor 3: Poverty Families Renting Pre-1950 Units 1990</b>	<b>218</b>
<b>Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number</b>	<b>332</b>
<b>Factor 5: Poverty Families 1990</b>	<b>2,967</b>
<b>Factor 5: Poverty Families 2000</b>	<b>2,502</b>
<b>Factor 6: Population 1990</b>	<b>156,877</b>
<b>Factor 6: Population 2000</b>	<b>190,424</b>
<b>Factor 6: Per Capita Income 1990</b>	<b>\$15,336</b>
<b>Factor 6: Per Capita Income 2000</b>	<b>\$23,959</b>

**Corrected and Revised on November 25, 2002**

# HOME Investment Partnerships Program

## Comparison of Census and R.S. Means Co. Data

**SHELBY COUNTY**

**TN**

<b>Factor 1: Renter Poverty Households 1990</b>	<b>2,162</b>
<b>Factor 1: Renter Poverty Households 2000</b>	<b>1,575</b>
<b>Factor 1: Vacancy Rate 1990</b>	<b>11.9</b>
<b>Factor 1: Vacancy Rate 2000</b>	<b>7.1</b>
<b>Factors 2 &amp; 4: Rental Housing with Problems 1990</b>	<b>5,749</b>
<b>Factors 2 &amp; 4: Rental Housing with Problems 2000</b>	<b>4,586</b>
<b>Factor 4: Construction Cost Index 2001</b>	<b>86</b>
<b>Factor 4: Construction Cost Index 2002</b>	<b>84</b>
<b>Factor 3: Poverty Families Renting Pre-1950 Units 1990</b>	<b>184</b>
<b>Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number</b>	<b>166</b>
<b>Factor 5: Poverty Families 1990</b>	<b>2,350</b>
<b>Factor 5: Poverty Families 2000</b>	<b>2,129</b>
<b>Factor 6: Population 1990</b>	<b>212,885</b>
<b>Factor 6: Population 2000</b>	<b>247,372</b>
<b>Factor 6: Per Capita Income 1990</b>	<b>\$17,923</b>
<b>Factor 6: Per Capita Income 2000</b>	<b>\$28,787</b>

**Corrected and Revised on November 25, 2002**

# HOME Investment Partnerships Program

## Comparison of Census and R.S. Means Co. Data

**TN HOME NON-ENTITLED**

**TN**

<b>Factor 1: Renter Poverty Households 1990</b>	<b>84,894</b>
<b>Factor 1: Renter Poverty Households 2000</b>	<b>87,802</b>
<b>Factor 1: Vacancy Rate 1990</b>	<b>8.6</b>
<b>Factor 1: Vacancy Rate 2000</b>	<b>9.5</b>
<b>Factors 2 &amp; 4: Rental Housing with Problems 1990</b>	<b>84,857</b>
<b>Factors 2 &amp; 4: Rental Housing with Problems 2000</b>	<b>104,100</b>
<b>Factor 4: Construction Cost Index 2001</b>	<b>80</b>
<b>Factor 4: Construction Cost Index 2002</b>	<b>80</b>
<b>Factor 3: Poverty Families Renting Pre-1950 Units 1990</b>	<b>7,146</b>
<b>Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number</b>	<b>13,572</b>
<b>Factor 5: Poverty Families 1990</b>	<b>104,021</b>
<b>Factor 5: Poverty Families 2000</b>	<b>94,614</b>
<b>Factor 6: Population 1990</b>	<b>2,940,086</b>
<b>Factor 6: Population 2000</b>	<b>3,412,200</b>
<b>Factor 6: Per Capita Income 1990</b>	<b>\$11,323</b>
<b>Factor 6: Per Capita Income 2000</b>	<b>\$18,264</b>

**Corrected and Revised on November 25, 2002**

# HOME Investment Partnerships Program

## Comparison of Census and R.S. Means Co. Data

**CNSRT-BRISTOL**

**TN**

<b>Factor 1: Renter Poverty Households 1990</b>	<b>0</b>
<b>Factor 1: Renter Poverty Households 2000</b>	<b>7,203</b>
<b>Factor 1: Vacancy Rate 1990</b>	<b>0</b>
<b>Factor 1: Vacancy Rate 2000</b>	<b>11.2</b>
<b>Factors 2 &amp; 4: Rental Housing with Problems 1990</b>	<b>0</b>
<b>Factors 2 &amp; 4: Rental Housing with Problems 2000</b>	<b>8,663</b>
<b>Factor 4: Construction Cost Index 2001</b>	<b>0</b>
<b>Factor 4: Construction Cost Index 2002</b>	<b>80</b>
<b>Factor 3: Poverty Families Renting Pre-1950 Units 1990</b>	<b>0</b>
<b>Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number</b>	<b>1,852</b>
<b>Factor 5: Poverty Families 1990</b>	<b>0</b>
<b>Factor 5: Poverty Families 2000</b>	<b>4,852</b>
<b>Factor 6: Population 1990</b>	<b>0</b>
<b>Factor 6: Population 2000</b>	<b>144,121</b>
<b>Factor 6: Per Capita Income 1990</b>	<b>\$0</b>
<b>Factor 6: Per Capita Income 2000</b>	<b>\$19,672</b>

**Corrected and Revised on November 25, 2002**